

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL STATEMENTS

***For the month ending
February 29, 2024***

Prepared by:

J & M CONDO MANAGEMENT AND MAINTENANCE, INC.

Note:

FOR MANAGEMENT PURPOSES ONLY

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 02/29/24
(UNAUDITED)

----- YEAR TO DATE -----				----- DESCRIPTION -----	----- THIS MONTH -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
				<u>REVENUES</u>				
				<u>EXEMPT FUNCTION INCOME</u>				
0	91,246	91,246	0	MAINTENANCE ASSESSMENT FEES	45,623	45,623	45,623	0
0	525	68	(457)	LATE CHARGES	375	150	34	(116)
0	50	34	(16)	KEYS	0	50	17	(33)
0	91,821	91,348	(473)	TOTAL EXEMPT FUNCTION INCOME	45,998	45,823	45,674	(149)
				<u>NON-EXEMPT FUNCTION INCOME</u>				
0	10	0	(10)	INTEREST -OPERATING	5	5	0	(5)
0	31	0	(31)	INTEREST -RESERVES	17	15	0	(15)
0	41	0	(41)	TOTAL NON-EXEMPT FUNCTION INCOME	22	19	0	(19)
0	91,862	91,348	(514)	TOTAL REVENUES	46,020	45,842	45,674	(168)
				<u>EXPENSES</u>				
				<u>ADMINISTRATIVE EXPENSES</u>				
0	650	334	316	ACCOUNTANT	0	650	167	483
0	1,980	250	1,730	LEGAL FEES	0	1,980	125	1,855
0	186	400	(214)	PRINTING & POSTAGE	97	88	200	(112)
0	3,213	1,000	2,213	ENGINEER	3,213	0	500	(500)
0	1,379	97	1,282	MISCELLANEOUS	1,176	203	49	154
0	7,407	2,081	5,326	TOTAL ADMINISTRATIVE EXPENSES	4,486	2,921	1,041	1,881
				<u>TAXES, LICENSES, PERMITS</u>				
0	272	46	226	FLORIDA CONDO FEE	272	0	23	(23)
0	115	230	(116)	LICENSES & PERMITS	115	0	115	(115)
0	61	10	51	FLORIDA CORP REPORT	61	0	5	(5)
0	448	286	161	TOTAL TAXES, LICENSES, PERMITS	448	0	143	(143)
				<u>INSURANCES</u>				
0	39,537	42,668	(3,131)	PROPERTY, LIAB & FID BD	19,768	19,768	21,334	(1,566)
0	0	3,500	(3,500)	FLOOD	0	0	1,750	(1,750)
0	39,537	46,168	(6,631)	TOTAL INSURANCES	19,768	19,768	23,084	(3,316)
				<u>PAYROLL</u>				
				<u>CONTRACT SERVICES</u>				
0	3,900	3,900	0	MANAGEMENT	1,950	1,950	1,950	0
0	1,960	1,300	660	ELEVATOR MAINTENANCE	645	1,315	650	665
0	500	0	500	POOL MAINTENANCE	250	250	0	250
0	1,771	1,800	(29)	WASTE REMOVAL	879	892	900	(8)
0	6,141	1,196	4,945	CABLE TV	3,071	3,071	598	2,473
0	492	494	(2)	PEST CONTROL	246	246	247	(1)
0	0	420	(420)	FIRE ALARM INSPECT. & MAINT.	0	0	210	(210)

BYRON GARDENS CONDOMINIUM ASSOC., INC.
INCOME STATEMENT AS OF 02/29/24
(UNAUDITED)

----- YEAR TO DATE -----				----- DESCRIPTION -----	----- THIS MONTH -----			
ACTUAL LAST YEAR	ACTUAL THIS YEAR	BUDGET THIS YEAR	BUDGET VARIANCE		ACTUAL PRIOR MO	ACTUAL CURR MO	BUDGET CURR MO	BUDGET VARIANCE
0	14,764	9,110	5,654	TOTAL CONTRACT SERVICES	7,040	7,724	4,555	3,169
				<u>UTILITY EXPENSES</u>				
0	2,282	2,700	(418)	ELECTRICITY	1,159	1,123	1,350	(227)
0	14,771	8,902	5,869	WATER & SEWER	7,502	7,269	4,451	2,818
0	636	800	(164)	TELEPHONE	318	318	400	(82)
0	17,689	12,402	5,287	TOTAL UTILITY EXPENSES	8,979	8,710	6,201	2,509
				<u>REPAIRS & MAINTENANCE</u>				
0	320	250	70	ELECTRICAL REPAIRS	320	0	125	(125)
0	0	3,168	(3,168)	PLUMBING REPAIRS	0	0	1,584	(1,584)
0	675	1,380	(705)	ELEVATOR REPAIRS	675	0	690	(690)
0	765	0	765	POOL REPAIRS	765	0	0	0
0	0	200	(200)	GATE & INTERCOM REPAIRS	0	0	100	(100)
0	0	200	(200)	JANITORIAL SUPPLIES	0	0	100	(100)
0	2,950	2,800	150	JANITORIAL SERVICE	1,475	1,475	1,400	75
0	0	600	(600)	FIRE EQUIPMENT MAINTENANCE	0	0	300	(300)
0	5,250	0	5,250	SPECIAL ASSESSMENT EXPENSE	5,250	0	0	0
0	0	200	(200)	HARDWARE SUPPLIES	0	0	100	(100)
0	3,285	3,400	(115)	GENERAL REPAIRS	75	3,210	1,700	1,510
0	13,245	12,198	1,047	TOTAL REPAIRS & MAINTENANCE	8,560	4,685	6,099	(1,414)
				<u>RESERVES</u>				
0	9,102	9,102	0	RESERVES	4,551	4,551	4,551	0
0	31	0	31	RESERVES INTEREST ALLOCATION	17	15	0	15
0	9,133	9,102	31	TOTAL RESERVES	4,568	4,566	4,551	15
0	102,223	91,348	10,876	TOTAL EXPENSES	53,849	48,375	45,674	2,701
	<u>(10,362)</u>			Y-T-D DEFICIT		<u>(2,533)</u>		

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 02/29/24
(UNAUDITED)

ASSETS

CURRENT ASSETS

CASH IN BANK

CITY NATIONAL - OPERATING	21,256.43
CITY NTL. BANK -SPEC. ASSESS.	86,253.15
CITY NTL. BANK -RESERVES	184,818.22
CITY NTL. BANK -SEC. DEP.	250.00
FIRST CITIZEN - OPER.	150.00
TOTAL CASH IN BANK	292,727.80

ACCOUNTS RECEIVABLE

MAINTENANCE FEES UNCOLLECTED	10,653.84
A/R ADJ IN TRANSIT	638.72
UNTRANSFERRED RESERVE	4,551.00
TOTAL ACCOUNTS RECEIVABLE	15,843.56

PREPAID EXPENSES

TOTAL CURRENT ASSETS	308,571.36
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PROPERTY & EQUIPMENT

DEPOSITS

TOTAL ASSETS	308,571.36
	=====

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	5,697.19
MAINT PAID IN ADVANCE	11,435.69
SECURITY DEPOSITS PAYABLE	250.00
CONDO. COMMON AREA DEPOSIT	1,250.00
TOTAL CURRENT LIABILITIES	18,632.88

RESERVES

RESERVES	69,303.11
TOTAL RESERVES	69,303.11

TOTAL LIABILITIES	87,935.99
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FUND BALANCE

BEGINNING FUND BALANCE	230,997.06
YEAR TO DATE DEFICIT	(10,361.69)

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BALANCE SHEET AS OF 02/29/24
(UNAUDITED)

TOTAL FUND BALANCE	220,635.37
TOTAL LIABILITIES & FUND BALANCE	308,571.36
	=====

Outstanding payables for period ending Feb 29, 2024

Number	Date	Name/Description		Amount
JM49164	01/01/24	J & M CONDO. MANAGEMENT & MAINT. INC.	51007	12.44
		MAILING SUMMARY		
5140	02/01/24	BYRON GARDENS CONDO. ASSOC., INC.	11298	4,551.00
		Feb 2024 RESERVES TFR		
5127	02/26/24	STRALEY OTTO	51005	1,058.75
		LEGAL FEES		
5128	02/26/24	A&Y CLEANING SERVICES CORP.	57099	75.00
		UNCLOG DUCT ON 2/23/24		

				5,697.19
				=====

SCHEDULE - BANK RECONCILIATION

TP	Number	Date	Name	Description	Debits	Credits	Balance	
			BALANCE FORWARD					25,641.86
CH	1115	02/01/24	J & M CONDO. MANAGEMENT & MAIN	Feb 2024 MANAGEMENT FEE		1,950.00		
CH	1116	02/01/24	J & M CONDO. MANAGEMENT & MAIN	Feb 2024 ACCTS. REC. STMTS.		88.40		
CH	1117	02/02/24	CJC FAST SERVICES CORP.	REPAIRS TO EXTERIOR CONDUIT		320.00		
CH	1118	02/02/24	ABC BACKFLOW	BACKFLOW REPAIRS		2,400.00		
CH	1119	02/02/24	WASTE CONNECTIONS	February 2024 WASTE SERV. ACT#6440*078272		891.88		
CH	1120	02/03/24	JOSE O GARCIA CPA	2023 1099 AND 1096 TAX FORMS PREPARATION		175.00		
CH	1121	02/04/24	JOSE O GARCIA CPA	2023 INCOME TAX PREPARATION		475.00		
CH	1122	02/06/24	REEF TROPICAL POOLS	FINAL ON PUMP REPAIRS		735.07		
CH	1123	02/06/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 JANITORIAL SERV.		1,400.00		
CH	1124	02/06/24	REEF TROPICAL POOLS	Feb. 2024 POOL SERV.		250.00		
CH	1125	02/06/24	STRALEY OTTO	LEGAL SERVICES RE:40 YEAR		921.25		
CH	1126	02/12/24	GLOBAL ELEVATOR SALES	June 2023 ELEVATOR MAINT.		644.80		
CH	1127	02/12/24	GLOBAL ELEVATOR SALES	Feb. 2024 ELEVATOR MAINT.		670.59		
CH	1128	02/19/24	PERFECT EXTERMINATOR	PEST SERV. 1/22/24		246.10		
CH	1129	02/22/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 TRASH DUCTS CLEANING		75.00		
CH	1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB23002102		128.00		
TOTAL CHECKS.....						11,371.09	(11,371.09)	
CR	147	02/01/24		DEPOSIT	5,467.96			
CR	148	02/05/24		DEPOSIT	9,324.13			
CR	149	02/09/24		DEPOSIT	2,077.64			
CR	150	02/02/24		DEPOSIT	2,650.69			
CR	151	02/05/24		DEPOSIT	594.95			
CR	152	02/06/24		DEPOSIT	4,685.46			
CR	153	02/05/24		DEPOSIT	643.28			
CR	154	02/08/24		DEPOSIT	3,988.93			
CR	155	02/07/24		DEPOSIT	1,377.81			
CR	156	02/12/24		DEPOSIT	643.28			
CR	157	02/12/24		DEPOSIT	148.18			
CR	158	02/13/24		DEPOSIT	2,663.90			
CR	159	02/13/24		DEPOSIT	643.28			
CR	160	02/15/24		DEPOSIT	643.28			
CR	161	02/14/24		DEPOSIT	900.00			
CR	162	02/16/24		DEPOSIT	734.53			
CR	163	02/20/24		DEPOSIT	1,318.06			
CR	164	02/19/24		DEPOSIT	53.25			
TOTAL CASH RECEIPTS.....					38,558.61		38,558.61	
JE	284	02/09/24		WATER PYMT-SERV. TO 1/9/24		7,269.22		
JE	296	02/01/24		PYMT OF KEY FROM 604	50.00			
JE	297	02/01/24		INSURANCE PYMT ACT#FLT-346196		19,768.45		
JE	300	02/11/24		PYMT TO BREEZELINE-SERV:1/31-2/29		317.73		
JE	322	02/19/24		FPL PYMT-SERV:1/08-2/08		1,122.89		
JE	340	02/28/24		BANK CHARGE		75.00		
JE	342	02/29/24		INTEREST	1.05			
JE	344	02/05/24		BREEZELINE CABLE PMT		3,070.71		
TOTAL JOURNAL ENTRIES.....					51.05	31,624.00	(31,572.95)	
					38,609.66	42,995.09	21,256.43	

BYRON GARDENS CONDOMINIUM ASSOC., INC.

BANK RECONCILIATION CITY NATIONAL - OPERATING

Feb 29, 2024

ASSOCIATION RECORDS

Checkbook Balance as of 02/01/24	25,641.86
Plus: Deposits	38,609.66
Less: Disbursements and Adjustments	42,995.09
CHECKBOOK BALANCE AS OF 02/29/24	21,256.43 =====

BANK RECORDS

Balance per bank statement as of 02/29/24	28,401.91
Less: Outstanding checks	7,145.48
BANK BALANCE AS PER RECONCILIATION	21,256.43 =====

BYRON GARDENS CONDOMINIUM ASSOC., INC.

OUTSTANDING CHECKS				
Number	Date	Name	Description	Amount
1031	08/07/23	A&Y CLEANING SERVICES CORP.	Aug. 2023 MAINTENANCE CLEANING	150.00
1033	08/07/23	NELIA VINAS	REIMB. PURCHASE OF FLOWERS	119.99
1104	12/22/23	UTECHT INSURANCE	DOWN PYMT ON LIAB/BOILER/D&O/C RIME TO 1/1/25	5,111.00
1126	02/12/24	GLOBAL ELEVATOR SALES	June 2023 ELEVATOR MAINT.	644.80
1127	02/12/24	GLOBAL ELEVATOR SALES	Feb. 2024 ELEVATOR MAINT.	670.59
1128	02/19/24	PERFECT EXTERMINATOR	PEST SERV. 1/22/24	246.10
1129	02/22/24	A&Y CLEANING SERVICES CORP.	Feb. 2024 TRASH DUCTS CLEANING	75.00
1135	02/27/24	CITY OF MIAMI BEACH	APPEAL FEE VIOLATION#BVB230021 02	128.00
				7,145.48

BYRON GARDENS CONDOMINIUM ASSOC., INC.

FINANCIAL RECAP for the year: 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<u>MAINTENANCE FEES</u>												
Monthly Billing	45,622	45,622										
Maintenance Uncollected	8,466	10,653										

<u>COLLECTIONS - STATUS</u>												
Collection Letter	2	4										
Lien Authorization	-	-										
Lien Recorded	-	-										
Association Foreclosure	-	-										
Bank Foreclosure	-	-										
Payment Plan	-	-										

<u>BUDGET SURPLUS (DEFICIT)</u>												
For Month	(7,829)	(2,532)										
Year To Date	(7,829)	(10,361)										

<u>ACCOUNTS PAYABLE</u>												
Outstanding Invoices	332	5,697										

<u>OPERATING BANK ACCOUNT</u>												
Beginning Balance	9,047	25,641										
Disbursement & Adjustments	46,438	42,995										
Deposits & Adjustments	63,032	38,609										
TOTAL Operating Cash Fund	25,641	21,256										

<u>RESERVES FUND</u>												
Beginning Balance	0	0										
Funding, Interest & Adjutments	0	0										
Expenditures & Adjustments	0	0										
TOTAL Reserves Cash Fund	0	0										

NOTES FOR CURRENT MONTH:



Client Service

- Online
citynational.com
- CityTel
1-800-762-CITY (2489)
- Your Banking Center
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
- Telephone
305-866-6861
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:28995 / T: / S:

BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
PO BOX 415700
C/O URBAN RESOURCE
MIAMI BEACH FL 33141-7700



For additional locations and hours, please visit citynational.com

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Account Summary

Account:	XXXXXX2109	Beginning Balance:	\$32,607.60
Last Statement:	January 31, 2024	Ending Balance:	\$28,401.91
This Statement:	February 29, 2024	Average Ledger Balance:	\$27,567.27
		Low Balance:	\$12,839.15
		Interest Earned This Period:	\$1.05
		Interest Earned 2024:	\$1.97
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			32,607.60
02-01	lpfs866-412-2452 lpfspmtflt 346196		19,768.45	12,839.15
02-02	Deposit	50.00		12,889.15
02-02	Deposit	5,467.96		18,357.11
02-02	Fnbct Waco Net Settle 000020013150582	2,650.69		21,007.80
02-02	Check # 1116		88.40	20,919.40
02-02	Check # 1115		1,950.00	18,969.40
02-05	Fnbct Waco Net Settle 000020053063438	594.95		19,564.35
02-05	Fnbct Waco Net Settle 000020062157062	643.28		20,207.63
02-05	Breezeline Cable Pay Xxxxxx9253 Spa		3,070.71	17,136.92
02-05	Check # 1112		644.80	16,492.12
02-06	Deposit	9,324.13		25,816.25
02-06	Fnbct Waco Net Settle 000020067792174	4,685.46		30,501.71
02-07	Fnbct Waco Net Settle 000020083698602	1,377.81		31,879.52
02-07	Check # 1113		878.70	31,000.82
02-08	Fnbct Waco Net Settle 000020094095450	3,988.93		34,989.75

Continued on the next page

Fighting Financial Fraud Together

City National Bank of Florida will never ask you for your username and password.

Beware of suspicious calls, texts or emails.

If you need assistance or suspect fraudulent activity, please call us at 1-833-448-6500 (Monday-Friday from 8:00AM to 6:00PM ET).

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Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
02-08	Check # 1120		175.00	34,814.75
02-09	Deposit	2,077.64		36,892.39
02-09	General Deposit Ub Payment 108134-00		7,269.22	29,623.17
02-12	Fnbct Waco Net Settle 000020109966266	148.18		29,771.35
02-12	Net Setlmt 5/3 Bankcard Sys 5/3 Bankcard Net Setlmt 4445061574190 Rev	643.28		30,414.63
02-13	Deposit	2,663.90		33,078.53
02-13	Fnbct Waco Net Settle 000020126603486	643.28		33,721.81
02-13	Breezeline Cable Pay Xxxxxx6818 Spa		317.73	33,404.08
02-13	Check # 1117		320.00	33,084.08
02-13	Check # 1123		1,400.00	31,684.08
02-13	Check # 1118		2,400.00	29,284.08
02-14	Fnbct Waco Net Settle 000020136733374	900.00		30,184.08
02-14	Check # 1114		61.25	30,122.83
02-14	Check # 1119		891.88	29,230.95
02-15	Fnbct Waco Net Settle 000020145177354	643.28		29,874.23
02-15	Check # 1121		475.00	29,399.23
02-15	Monthly Flat Fee		35.00	29,364.23
02-16	Fnbct Waco Net Settle 000020147693602	734.53		30,098.76
02-20	Deposit	1,318.06		31,416.82
02-20	Check # 1124		250.00	31,166.82
02-20	Check # 1122		735.07	30,431.75
02-21	Fnbct Waco Net Settle 000020168876690	53.25		30,485.00
02-21	Fpl Direct Debit Elec Pymt Xxxxxx0386 Ppda		1,122.89	29,362.11
02-21	Check # 1125		921.25	28,440.86
02-23	Fnbct Waco Net Settle 000020195529226	643.28		29,084.14
02-23	Revo Payments Sigonfile PjghOn		40.00	29,044.14
02-28	Fnbct Waco Net Settle 000020222103246		643.28	28,400.86
02-29	Interest	1.05		28,401.91
02-29	Ending totals	39,252.94	43,458.63	28,401.91

Checks

Number	Date	Amount	Number	Date	Amount
1112	02-05	644.80	1119	02-14	891.88
1113	02-07	878.70	1120	02-08	175.00
1114	02-14	61.25	1121	02-15	475.00
1115	02-02	1,950.00	1122	02-20	735.07
1116	02-02	88.40	1123	02-13	1,400.00
1117	02-13	320.00	1124	02-20	250.00
1118	02-13	2,400.00	1125	02-21	921.25

* Skip In Check Sequence

1115 - 1129; 1135

Amount: \$50.00 Date: 02/02/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/02/24	50.00	CONDO FEE

TOTAL ITEMS: 1

TOTAL DEPOSIT: 50.00

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$50.00 Date: 02/02/2024

02/02/24 11:54:00 AM
 001204002 1000000
 001204002 1000000
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-02
 0360859164
 Batch: 251161442

Amount: \$5,467.96 Date: 02/02/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/02/24	5467.96	CONDO FEE

TOTAL ITEMS: 7

TOTAL DEPOSIT: 5,467.96

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$5,467.96 Date: 02/02/2024

02/02/24 11:54:00 AM
 001204002 1000000
 001204002 1000000
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-02
 0360859164
 Batch: 251161442

Amount: \$9,324.13 Date: 02/06/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/06/24	9324.13	CONDO FEE

TOTAL ITEMS: 14

TOTAL DEPOSIT: 9,324.13

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$9,324.13 Date: 02/06/2024

02/06/24 11:54:00 AM
 001204002 1000000
 001204002 1000000
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-06
 0360859164
 Batch: 233959295

Amount: \$2,077.64 Date: 02/09/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/09/24	2077.64	CONDO FEE

TOTAL ITEMS: 3

TOTAL DEPOSIT: 2,077.64

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$2,077.64 Date: 02/09/2024

02/09/24 11:54:00 AM
 001204002 1000000
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-09
 0360859164
 Batch: 252541554

Amount: \$2,663.90 Date: 02/13/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/13/24	2663.90	CONDO FEE

TOTAL ITEMS: 4

TOTAL DEPOSIT: 2,663.90

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$2,663.90 Date: 02/13/2024

02/13/24 11:54:00 AM
 001204002 1000000
 001204002 1000000
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-13
 0360859164
 Batch: 252145004

Amount: \$1,318.06 Date: 02/20/2024

DEPOSIT TICKET

BYRON GARDENS CONDOMINIUM ASSOC., INC.

DATE	AMOUNT	DESCRIPTION
02/20/24	1318.06	CONDO FEE

TOTAL ITEMS: 2

TOTAL DEPOSIT: 1,318.06

PLEASE BE SURE ALL ITEMS ARE PROPERLY ENDORSED

Amount: \$1,318.06 Date: 02/20/2024

02/20/24 11:54:00 AM
 001204002 1000000
 001204002 1000000

0066004367<
 CMB-Detail
 2024-02-20
 0360859164
 Batch: 255412884

Check # 1112 Amount: \$644.80 Date: 02/05/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1112

PAY TO THE ORDER OF GLOBAL ELEVATOR SALES
2573 W 78 ST
HIALEAH, FL 33018

DATE 01/15/24

AMOUNT \$644.80

0001112 00660043670 3004402109

Check # 1112 Amount: \$644.80 Date: 02/05/2024

FOR DEPOSIT ONLY
GLOBAL ELEVATOR SALES & S
107002850

0002718902
2024-02-05

Check # 1113 Amount: \$878.70 Date: 02/07/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1113

PAY TO THE ORDER OF WASTE CONNECTIONS
3525 NW 52 COURT
MIAMI, FL 33142-4208

DATE 01/25/24

AMOUNT \$878.70

0001113 00660043670 3004402109

Check # 1113 Amount: \$878.70 Date: 02/07/2024

FOR DEPOSIT ONLY
WASTE CONNECTIONS
3525 NW 52 COURT
MIAMI, FL 33142-4208

0002903714
2024-02-07

Check # 1114 Amount: \$61.25 Date: 02/14/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1114

PAY TO THE ORDER OF FLORIDA DEPT OF STATE
P.O. BOX 6188
TALLAHASSEE, FL 32314

DATE 01/25/24

AMOUNT \$61.25

0001114 00660043670 3004402109

Check # 1114 Amount: \$61.25 Date: 02/14/2024

FOR DEPOSIT ONLY
FLORIDA DEPT OF STATE
P.O. BOX 6188
TALLAHASSEE, FL 32314

0002347723
2024-02-14

Check # 1115 Amount: \$1,950.00 Date: 02/02/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1115

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
9300 NW 25 ST, STE 5-D
DORAL, FL 33172

DATE 02/01/24

AMOUNT \$1,950.00

0001115 00660043670 3004402109

Check # 1115 Amount: \$1,950.00 Date: 02/02/2024

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT
& MAINT. INC.
9300 NW 25 ST, STE 5-D
DORAL, FL 33172

0002482114
2024-02-02

Check # 1116 Amount: \$88.40 Date: 02/02/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1116

PAY TO THE ORDER OF J & M CONDO. MANAGEMENT & MAINT. INC.
9300 NW 25 ST, STE 5-D
DORAL, FL 33172

DATE 02/01/24

AMOUNT \$88.40

0001116 00660043670 3004402109

Check # 1116 Amount: \$88.40 Date: 02/02/2024

FOR DEPOSIT ONLY
J & M CONDO. MANAGEMENT
& MAINT. INC.
9300 NW 25 ST, STE 5-D
DORAL, FL 33172

0002482114
2024-02-02

Check # 1117 Amount: \$320.00 Date: 02/13/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
300 NW 25 ST 5-D
DORAL, FL 33122-4274

CITY NATIONAL BANK
MIAMI, FL

CHECK # 1117

PAY TO THE ORDER OF CJC FAST SERVICES CORP
2805 NW 170 ST
MIAMI GARDENS, FL 33060

DATE 02/02/24

AMOUNT \$320.00

0001117 00660043670 3004402109

Check # 1117 Amount: \$320.00 Date: 02/13/2024

FOR DEPOSIT ONLY
CJC FAST SERVICES CORP
2805 NW 170 ST
MIAMI GARDENS, FL 33060

0002486828
2024-02-13

Check # 1118 Amount: \$2,400.00 Date: 02/13/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1118

PAY TO THE ORDER OF TWO THOUSAND FOUR HUNDRED DOLLARS & 00/100

DATE 02/13/24

AMOUNT \$2,400.00

ADD BACKS FLOW
2900 E HALLANDALE BEACH BLVD #301
HALLANDALE BEACH, FL 33009

⑆001118⑆ 80660043676 3004402109⑆

Check # 1118 Amount: \$2,400.00 Date: 02/13/2024

⑆001118⑆ 80660043676 3004402109⑆

009225095
2024-02-13

Check # 1119 Amount: \$891.88 Date: 02/14/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1119

PAY TO THE ORDER OF WASTE CONNECTIONS
3840 NW 37 COURT
MIAMI, FL 33142-4200

DATE 02/14/24

AMOUNT \$891.88

⑆001119⑆ 80660043676 3004402109⑆

Check # 1119 Amount: \$891.88 Date: 02/14/2024

⑆001119⑆ 80660043676 3004402109⑆

009234720
2024-02-14

Check # 1120 Amount: \$175.00 Date: 02/08/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1120

PAY TO THE ORDER OF JOSE O GARCIA CPA
2600 NW 28 ST #4-D
DADE, FL 33172

DATE 02/08/24

AMOUNT \$175.00

⑆001120⑆ 80660043676 3004402109⑆

Check # 1120 Amount: \$175.00 Date: 02/08/2024

⑆001120⑆ 80660043676 3004402109⑆

0092052507
2024-02-08

Jose O Garcia CPA

Check # 1121 Amount: \$475.00 Date: 02/15/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1121

PAY TO THE ORDER OF JOSE O GARCIA CPA
2600 NW 28 ST #4-D
DADE, FL 33172

DATE 02/15/24

AMOUNT \$475.00

⑆001121⑆ 80660043676 3004402109⑆

Check # 1121 Amount: \$475.00 Date: 02/15/2024

⑆001121⑆ 80660043676 3004402109⑆

0092413566
2024-02-15

Check # 1122 Amount: \$735.07 Date: 02/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1122

PAY TO THE ORDER OF REEF TROPICAL POOLS
109 NORTH KROME AVE
FLORIDA CITY, FL 33034

DATE 02/20/24

AMOUNT \$735.07

⑆001122⑆ 80660043676 3004402109⑆

Check # 1122 Amount: \$735.07 Date: 02/20/2024

⑆001122⑆ 80660043676 3004402109⑆

0092413566
2024-02-20

Check # 1123 Amount: \$1,400.00 Date: 02/13/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
820 NW 28 ST #40
DADE, FL 33172-5714

CITY NATIONAL BANK
MIAMI, FL

CHECK NO. 1123

PAY TO THE ORDER OF ARY CLEANING SERVICES CORP
934 JOHNSON ST
HOLLYWOOD, FL 33019

DATE 02/09/24

AMOUNT \$1,400.00

⑆001123⑆ 80660043676 3004402109⑆

Check # 1123 Amount: \$1,400.00 Date: 02/13/2024

⑆001123⑆ 80660043676 3004402109⑆

0092253139
2024-02-13

ARY CLEANING SERVICES CORP

Check # 1124 Amount: \$250.00 Date: 02/20/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 8000 NW 21ST AVE #3
 MIAMI, FL 33172-8771

DATE: 02/20/24 AMOUNT: \$250.00

PAY TO THE ORDER OF: REEF TROPICAL POOLS
 100 NORTH KAYAKS AVE
 FLORIDA CITY, FL 33034

⑆001124⑆ ⑆0866004357⑆ ⑆004402109⑆

Check # 1124 Amount: \$250.00 Date: 02/20/2024

FOR DEPOSIT ONLY
 Redirection Account
 Royal Oak Union Credit
 48151
 Deposited by: 008252150
 2024-02-20

Set # 16
 Date: 02/20/24
 Date: 02/20/24

Check # 1125 Amount: \$921.25 Date: 02/21/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 8000 NW 21ST AVE #3
 MIAMI, FL 33172-8771

DATE: 02/21/24 AMOUNT: \$921.25

PAY TO THE ORDER OF: STALEY OTTO
 2836 GYRLING ROAD #C207
 FT. LAUDERDALE, FL 33312

⑆001125⑆ ⑆056004357⑆ ⑆004402109⑆

Check # 1125 Amount: \$921.25 Date: 02/21/2024

FOR DEPOSIT ONLY
 Staley Otto
 2836 Gyrling Road #C207
 Ft. Lauderdale, FL 33312

008267740
 2024-02-21



Client Service

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Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
- Telephone
305-866-6861
800-435-8839
- Your Banking Center Hours
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:35220 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
SPECIAL ASSESSMENT
7850 BYRON AVE
MIAMI BEACH FL 33141-2090



For additional locations
and hours, please visit
citynational.com

NMLS 412469
**Member
FDIC**



Condo Tiered

Account Summary

Account:	XXXXXXXX2533	Beginning Balance:	\$88,624.70
Last Statement:	January 31, 2024	Ending Balance:	\$86,253.15
This Statement:	February 29, 2024	Average Ledger Balance:	\$86,846.25
		Low Balance:	\$86,249.70
		Interest Earned This Period:	\$3.45
		Interest Earned 2024:	\$7.73
		Days In Period:	29
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			88,624.70
02-07	Check # 6006		850.00	87,774.70
02-09	Check # 6005		1,525.00	86,249.70
02-29	Interest	3.45		86,253.15
02-29	Ending totals	3.45	2,375.00	86,253.15

Checks

Number	Date	Amount	Number	Date	Amount
6005	02-09	1,525.00	6006	02-07	850.00

* Skip In Check Sequence

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Continued on the next page

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11106

Check # 6005 Amount: \$1,525.00 Date: 02/09/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3500 N.W. 25 ST #10
 MIAMI, FL 33172-4274

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 6005

PAY TO THE ORDER OF **DUCL ENGINEERING INC.**
 P.O. BOX 41-1121
 MIAMI BEACH, FL 33131

DATE: 02/09/24

AMOUNT: \$1,525.00

⑆000005⑆ ⑆065004357⑆ ⑆0000067533⑆

Check # 6005 Amount: \$1,525.00 Date: 02/09/2024

For Deposit Only - JPMC

000206836
 2024-02-09

Swift Engineering

Check # 6006 Amount: \$850.00 Date: 02/07/2024

BYRON GARDENS CONDOMINIUM ASSOC., INC.
 3500 N.W. 25 ST #10
 MIAMI, FL 33172-4274

CITY NATIONAL BANK
 MIAMI, FL

CHECK # 6006

PAY TO THE ORDER OF **PERMIT X, INC.**
 7823 NW 166 TERR
 MIAMI, FL 33146

DATE: 02/07/24

AMOUNT: \$850.00

⑆000006⑆ ⑆065004357⑆ ⑆0000062511⑆

Check # 6006 Amount: \$850.00 Date: 02/07/2024

20240206823896441494 06 1114
 Regions Bank >062000010<

000206836
 2024-02-07

FOR DEPOSIT ONLY
 PERMIT X INC
 0184730369



Client Service

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citynational.com
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1-800-762-CITY (2489)
-  **Your Banking Center**
Miami Beach - 71st Street
300 71st Street
Miami Beach, FL 33141
-  **Telephone**
305-866-6861
800-435-8839
-  **Your Banking Center Hours**
Lobby: Monday - Thursday: 8:30am - 4:00pm
Friday: 8:30am - 6:00pm

P:34628 / T: / S:



BYRON GARDENS CONDOMINIUM ASSOCIATION
INC
RESERVE ACCOUNT
7850 BYRON AVE
MIAMI BEACH FL 33141-2090



For additional locations
and hours, please visit
citynational.com

NMLS 412469
**Member
FDIC**



Condo Tiered

Account Summary

Account:	XXXXXX2031	Beginning Balance:	\$184,803.54
Last Statement:	January 31, 2024	Ending Balance:	\$184,818.22
This Statement:	February 29, 2024	Average Ledger Balance:	\$184,803.54
		Low Balance:	\$184,803.54
		Interest Earned This Period:	\$14.68
		Interest Earned 2024:	\$31.32
		Days In Period:	29
		Annual Percentage Yield Earned:	0.10%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			184,803.54
02-29	Interest	14.68		184,818.22
02-29	Ending totals	14.68	0.00	184,818.22



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Fraud Together**

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(Monday-Friday from
8:00AM to 6:00PM ET).

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11109

Delinquences Report as of 02/29/2024

Account	Owner's name	Apt #	1 - 30 days	31 - 60 days	90 days	Total	Description	Date
			Late Charge	0.00	25.00	0.00	25.00	
				(189.64)	25.00	305.06	140.42	
804	CARTIER, HUBERT	804	Maintenance	594.95	0.00	0.00	594.95	
			Late Charge	25.00	0.00	0.00	25.00	
				619.95	0.00	0.00	619.95	
901	CABRERA PEREZ, NYDIA M.	901	Maintenance	169.20	0.00	0.00	169.20	
				169.20	0.00	0.00	169.20	
903	HEE, WILLIAM H.	903	Late Charge	0.00	25.00	0.00	25.00	
				0.00	25.00	0.00	25.00	C
906	CAMPOS, MIRIAM	906	Maintenance	96.66	0.00	0.00	96.66	
				96.66	0.00	0.00	96.66	
		Total.....		<u>7,897.30</u>	<u>2,376.48</u>	<u>380.06</u>	<u>10,653.84</u>	
		Maintenance		7,647.30	2,101.48	0.00	9,748.78	
		Sp. Assessm		0.00	0.00	305.06	305.06	
		Late Charge		250.00	275.00	75.00	600.00	
		Legal Fees		0.00	0.00	0.00	0.00	
		Others		0.00	0.00	0.00	0.00	
		PREPAID BALANCES		(11,435.69)				
		TOTAL UNCOLLECTED		10,653.84				
16	NOT DELINQUENT	4,692.55	44.04					
	REMINDER	0.00	0.00					
	FINAL NOTICE	0.00	0.00					
4	MGR. LETTER	5,961.29	55.95					

Prepaid balances as of 02/29/24

Account	Owner's name	Apt #	Maintenance	Special Assessment	Late Charge	Legal Fees	Others	Total
1104	RODRIGUEZ, DINORAH DE JESUS	1104	(61.11)	0.00	0.00	0.00	0.00	(61.11)
207	VERAS, NORBERTO P.	207	(689.30)	0.00	0.00	0.00	0.00	(689.30)
401	COLON, CHRISTOPHER M. & JOHANN	401	0.00	(0.86)	0.00	0.00	0.00	(0.86)
502	CALLEJA, LAZARO T. & MAYDELIN	502	(587.86)	0.00	0.00	0.00	0.00	(587.86)
506	AVERHOFF, LOUIS & MARIA E.	506	(7.74)	0.00	0.00	0.00	0.00	(7.74)
701	STOYANOVSKI, LILY	701	(734.53)	0.00	0.00	0.00	0.00	(734.53)
802	HENDERSON, JADWIGA J.	802	(6,432.80)	0.00	0.00	0.00	0.00	(6,432.80)
902	MARIN, LUIS & LINGERFELDT, CLA	902	(2,921.49)	0.00	0.00	0.00	0.00	(2,921.49)
	Total prepaid.....							<u>(11,435.69)</u>